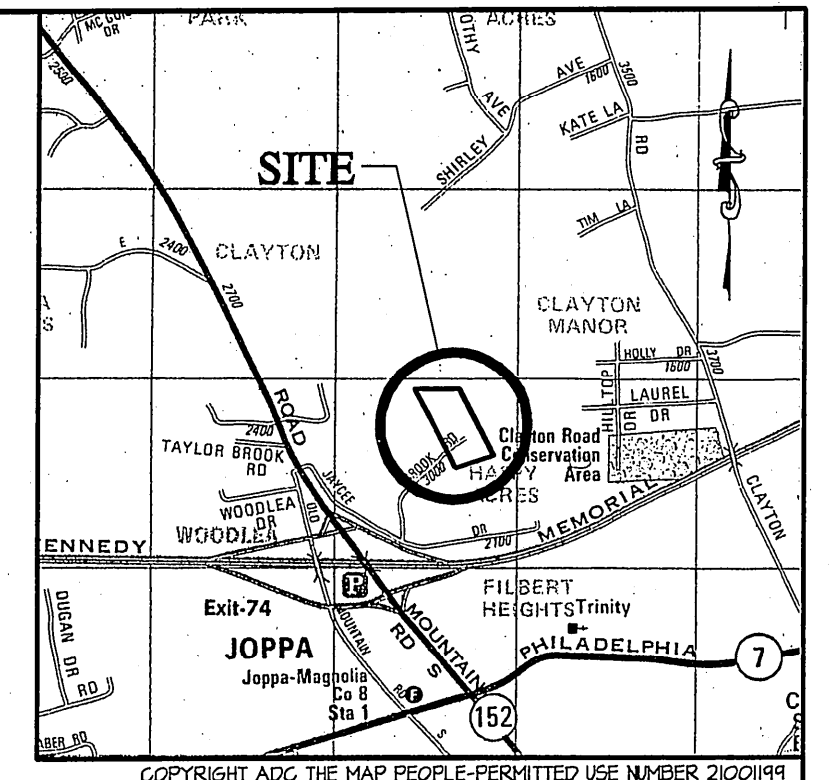


SUPERSEDES NOTE

THE PURPOSE OF THIS PLAN IS TO CREATE LOTS 1 AND 2 FROM PARCELS #1054, #1055, AND #1056, TO REVISE PREVIOUSLY RECORDED PLAT # H.D.C. 43-43 TITLED, "FINAL PLAT, LOT 2, LAND OF CHARLES BROCKMEYER AND PREVIOUSLY RECORDED PLAT # C.G.H. 83-44 TITLED, "FINAL PLAT, LAND OF CHARLES L. BROCKMEYER," INASMUCH THE ENLARGEMENT OF LOT 5 AND THE REDUCTION OF LOT 2 AS SHOWN HEREON.



NOTES

1. DENOTES THE 20,000 SQUARE FOOT MINIMUM WASTE DISPOSAL SYSTEM AREA WHEREIN NO CONSTRUCTION IS PERMITTED WITHIN 30' OF THE DESIGNATED AREA AND ANY AREA WITHOUT PERMIT APPROVAL OF THE COUNTY HEALTH DEPARTMENT. EXCEPTIONS UP TO THE WASTE DISPOSAL SYSTEM AREA BUT NOT WITHIN IT, ARE PERMITTED FOR DRIVEWAYS, UTILITIES, AND SMALL PHYSICAL STRUCTURES (TOOL SHEDS, ETC.).

2. DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION TO BE APPROVED BY THE HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS/STATE ROADS COMMISSION WHEREVER APPLICABLE.

3. THE SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRIC DISTRIBUTION AND TELEPHONE SERVICES.

4. PRIVATE WELLS/WASTE DISPOSAL SYSTEM AREAS SHALL BECOME NULL AND VOID WHEN PUBLIC SERVICES BECOME AVAILABLE.

5. THE SIGNING OF THIS PLAT IN NO WAY GUARANTEES THE AVAILABILITY OF PUBLIC SERVICES AT THE TIME OF DEVELOPMENT.

6. THE MINIMUM BUILDING SETBACK LINES ARE ESTABLISHED BY THE HARFORD COUNTY ZONING CODE AND MAY VARY OR BE MODIFIED IN ACCORDANCE WITH PROVISIONS OF THE CODE.

7. THIS PLAT IS SUBJECT TO REVISIONS.

8. THIS SUBDIVISION MUST COMPLY WITH THE 2000 DESIGN MANUAL FOR STORMWATER MANAGEMENT.

9. THIS LOT IS SUBJECT TO STORM WATER MANAGEMENT REGULATIONS PER HARFORD COUNTY ORDINANCE 01-55, CHAPTER 214, INsofar AS THE IMPERVIOUS AREA OF THE LOT SHALL NOT EXCEED 15% OF THE TOTAL LOT AREA AND THE DOWN SPOUTS FROM ALL ROOF LEADERS SHALL BE DIRECTED TO LAWN AREAS.

10. DENOTES PROPOSED DWELLING.

11. DENOTES COMMON DRIVE EASEMENT AREA.

12. DENOTES FOREST RETENTION AREA.

13. THE LOTS SHOWN HEREON LAY ENTIRELY WITHIN UNSHADED ZONE X AS SHOWN ON F.I.R.M. #24025C0253 D DATED 1-1-00. UNSHADED ZONE X IS AREA DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN.

14. ---W---W--- DENOTES LIMIT OF NON-TIDAL WETLANDS.

15. --- DENOTES EXISTING TREE LINE.

16. ---FRA--- DENOTES PROPOSED LIMIT OF CLEARING/FOREST RETENTION AREA.

17. THE NON-TIDAL WETLANDS SHOWN HEREON WERE FIELD DELINEATED BY KOLLAR ENVIRONMENTAL ASSOCIATES NOVEMBER 2004.

18. THE BOUNDARY SHOWN HEREON IS BASED ON DEEDS OF RECORD.

19. PRIVATE DRIVEWAY ACCESSES SHALL MEET SIGHT DISTANCE REQUIREMENTS ACCORDING TO HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS.

20. THIS PROPERTY IS SUBJECT TO A FOREST STAND DELINEATION AND ENVIRONMENTAL FEATURES PLAN DATED 12-14-04 AND APPROVED BY HARFORD COUNTY DEPARTMENT OF PLANNING AND ZONING ON 1-14-10.

21. THIS PROPERTY IS SUBJECT TO A FOREST CONSERVATION PLAN DATED 1-18-10 AND CURRENTLY UNDER REVIEW BY THE HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS.

PLAN TYPE: P
PLAN NO.: 1004
SERIES NO.:
DATE: 1/23/10
DAD/DUE: 3/3/10

SUBDIVISION DATA

1. TOTAL PARCEL AREA AS OF 2-8-11: 46 AC.±
2. TOTAL ENCLOSED AREA: 31.24 AC.±
3. TOTAL ROAD IMPROVEMENT RIGHT-OF-WAY AREA: 0.00 AC.±
4. TOTAL LOT AREA: 31.24 AC.±
5. LOTS CREATED AFTER 2-8-11
6. TAX MAP: #65, PARCELS: #1054, #1055, #1056 AND #109
7. DEED REFERENCE: SEE OWNERS BLOCK.
8. #2216A INDICATES HOUSE NUMBER.
9. (C) INDICATES LOT NUMBER
10. NUMBER OF LOTS: 4
11. NUMBER OF PROPOSED LOTS: 2
12. PRESENT ZONING: AG
13. PROPOSED USAGE: RESIDENTIAL
14. (P) DENOTES PASSING PERCOLATION TESTS.
15. (F) DENOTES FAILING PERCOLATION TESTS.
16. PLAT REFS: C.G.H. 83-44 AND H.D.C. 43-43.
17. TOTAL AREA OF PROPOSED CLEARING: 10.00 AC.±

BAY STATE LAND SERVICES
JAN 21 2010
PRINT DATE

PRELIMINARY

DEVELOPMENT ADVISORY COMMITTEE PLAN
REVISED FINAL PLAT-LOTS 2 AND 5, LAND OF
CHARLES L. BROCKMEYER
AND
FINAL PLAT, LAND OF
BROCKMEYER, ET. AL.

FIRST ELECTION DISTRICT

HARFORD COUNTY MARYLAND

PRIOR TO ISSUANCE OF BUILDING PERMIT

A WELL SHALL BE DRILLED AND SHALL BE APPROVED BY THE HARFORD COUNTY HEALTH DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.

SUBMIT A PLOT PLAN WITH THE SANITARY APPLICATION THAT INDICATES THE APPROVED WELL SITE, PROPOSED DWELLING SITE, PROPOSED SEWAGE SYSTEM AREA, EXISTING WELLS AND/OR SEWAGE SYSTEMS LOCATED WITHIN 100 FEET OF THE BOUNDARY OF THE LOT.

OWNERS:

LOT 2 AND PARCEL #1056
ROY R. BROCKMEYER
DEBORAH M. BROCKMEYER
2216A JAYCEE DRIVE
JOPPA, MARYLAND 21085-2507
C.G.H. 1324/114-LOT 2
C.G.H. 3405/131-P. #1056

LOT 5 AND PARCEL #1054
ROBERT W. BROCKMEYER
LAURA BROCKMEYER
2220B JAYCEE DRIVE
JOPPA, MARYLAND 21085-2507
C.G.H. 2211/806-LOT 5
C.G.H. 3405/130-P. #1054

PARCEL #1055
GLENN D. BROCKMEYER
VALERIE A. BROCKMEYER
2216B JAYCEE DRIVE
JOPPA, MARYLAND 21085-2507
C.G.H. 3405/133-P. #1055



BAY STATE LAND SERVICES

Engineers * Surveyors * Planners * Architects * Geotechnical Testing

P.O. Box 853, Bel Air, Maryland 21014
2012 Rock Spring Road, Forest Hill, Maryland 21050
Phone: (410) 879-4747 Fax: (410) 420-3949
www.baystatelandservices.com

REVISIONS		
NO.	DATE	DESCRIPTION